

**SIDEWALK WAIVER REQUEST
STAFF REPORT**

Date: September 18, 2014

NAME Benton Land Company, LLC

LOCATION (North side of North Carolina Street at the North terminus of South Conception Street).

PRESENT ZONING I-2, Heavy Industrial District

ENGINEERING

COMMENTS There is an existing sidewalk system along the northern property line. It appears that there is sufficient room within the North Carolina Street ROW, or within the property, for the construction of a sidewalk that could be permitted through the ROW Permit process.

TRAFFIC ENGINEERING

COMMENTS No comment.

URBAN FORESTRY

COMMENTS Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting a Sidewalk Waiver to waive the construction of a sidewalk along North Carolina Street.

The applicant states that the reason for the sidewalk waiver request is because “a sidewalk is already existing along the north line of this property which provides access and connectivity throughout this area.” The applicant is correct in stating that there is already a sidewalk that exists, which provides additional justification of why the continuation of the sidewalk along North Carolina Street would promote connectivity for the entire area.

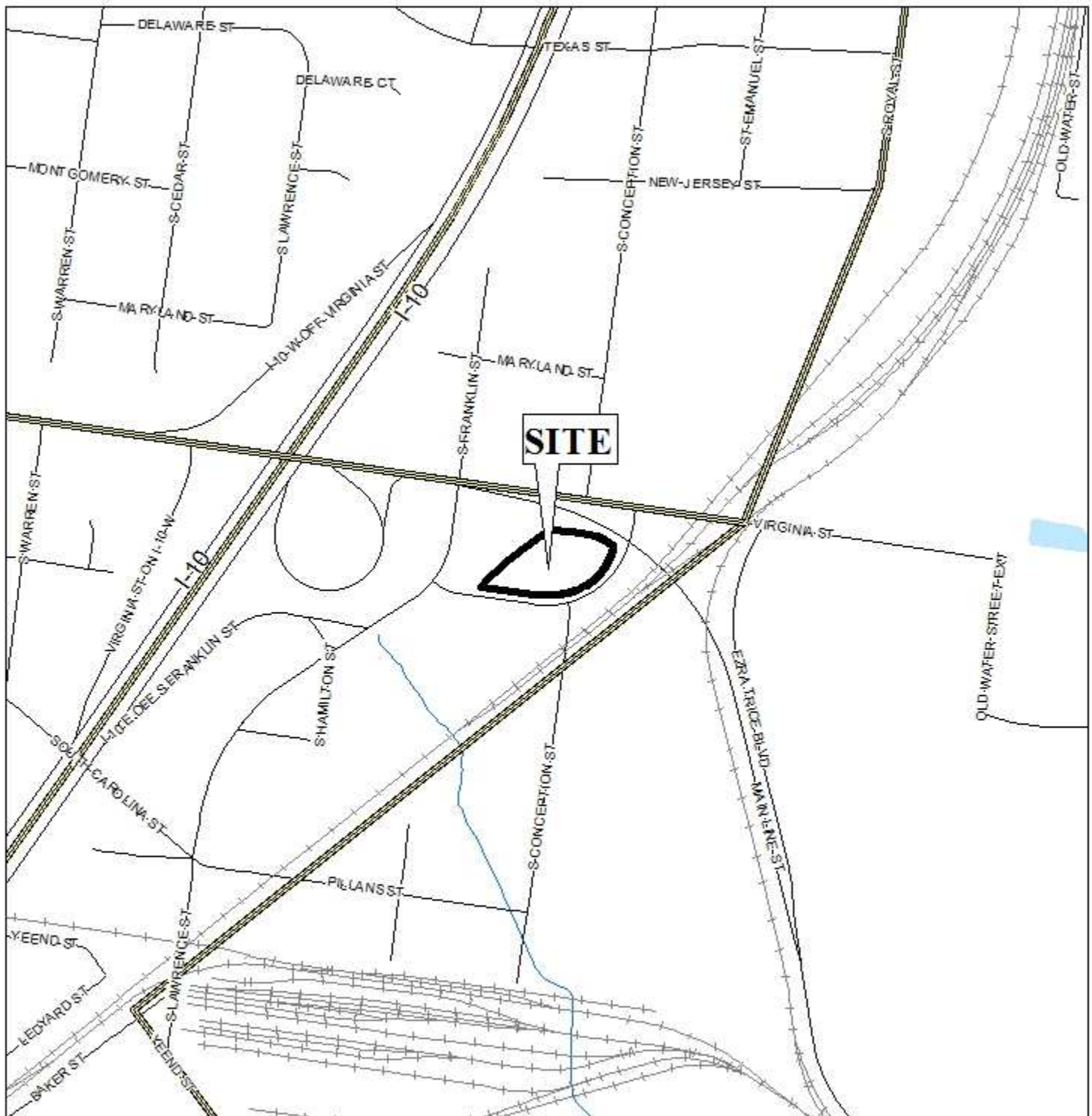
It should also be pointed out that the 2002 Crepe Myrtle Trail Feasibility Study shows that a segment of the trail would likely have to occur on North Carolina Street to connect the separated parts of Conception Street. The Trail is intended to serve pedestrians and bicyclists, linking the downtown to McNally Park, near Dog River.

Therefore, due to the fact a segment of the proposed Crepe Myrtle Trail may occur on North Carolina Street; and based on Engineering’s comments that there appears to be sufficient room within the right-of-way, or within the property for the construction of a sidewalk along North Carolina Street, the Sidewalk Waiver request should be denied.

RECOMMENDATION

Based upon the preceding, the request to waive construction of a sidewalk along North Carolina Street is recommended for denial.

LOCATOR MAP



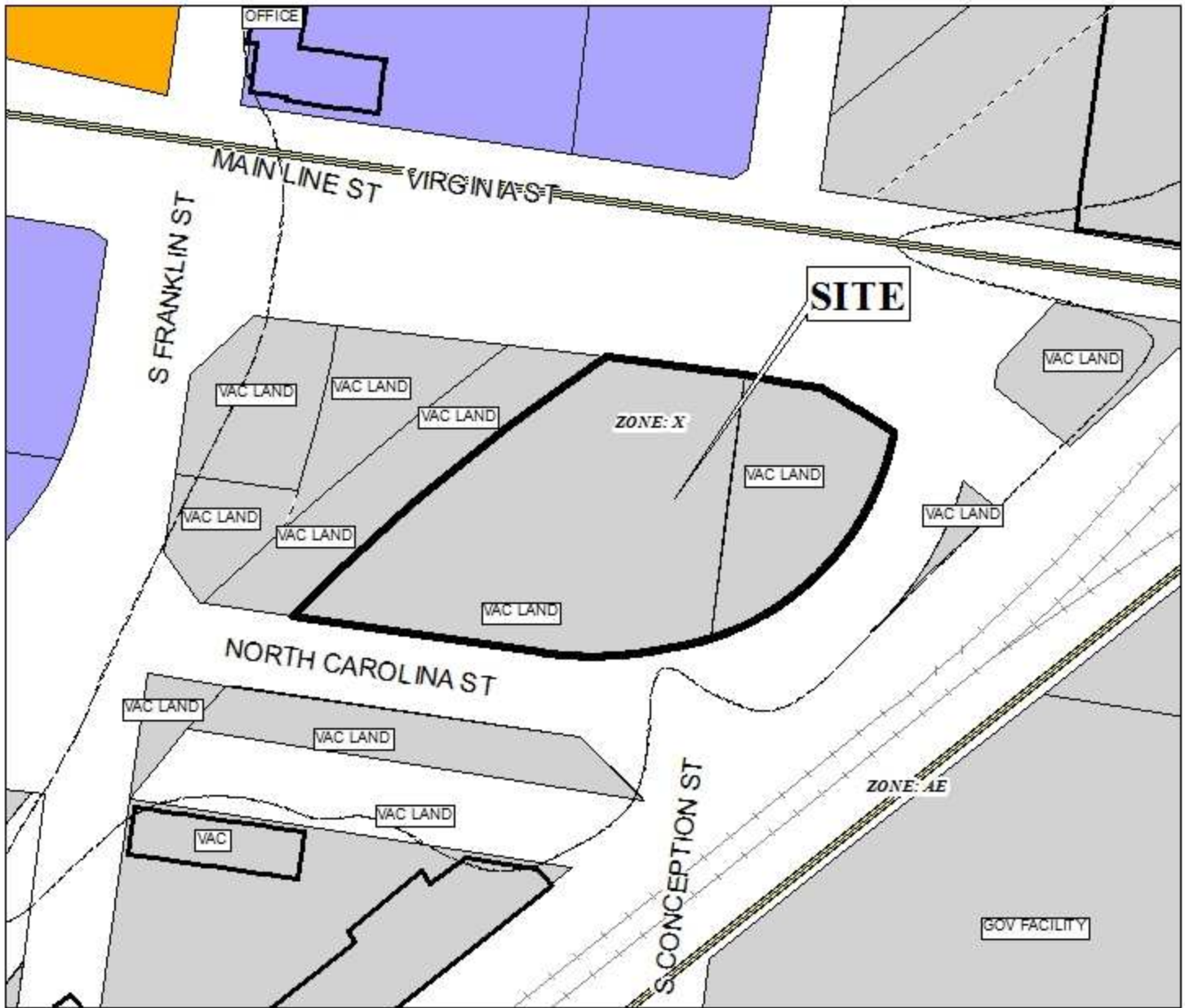
APPLICATION NUMBER 8 DATE September 18, 2014

APPLICANT Benton Land Company, LLC

REQUEST Sidewalk Waiver



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by industrial land use.

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 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



**PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING**



The site is surrounded by industrial land use.

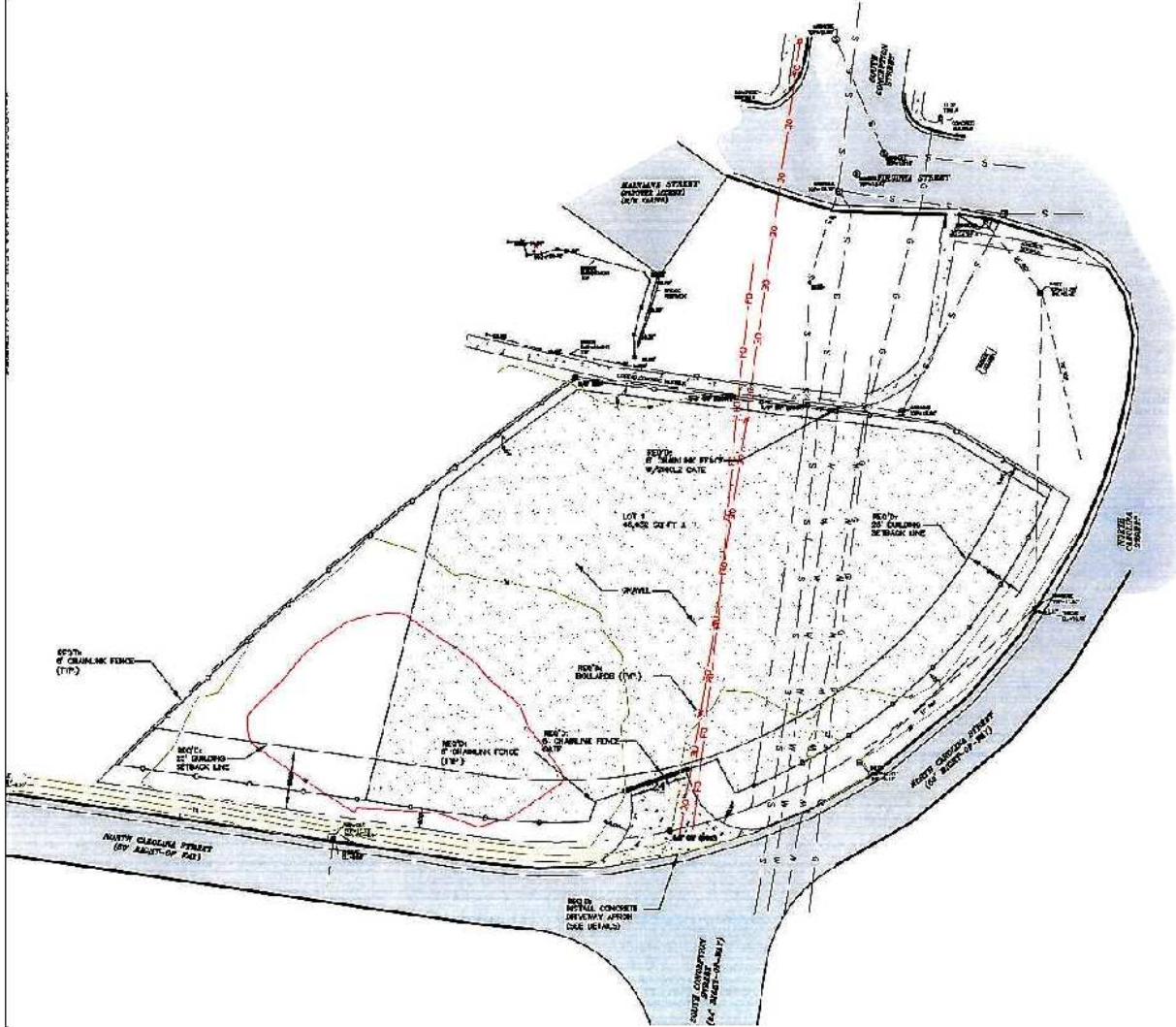
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SITE PLAN



The site plan illustrates the existing concrete sidewalk, and setback.

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NTS

DETAIL SITE PLAN

Existing Sidewalk



INTERSECTION OF SOUTH FRANKLIN ST AND NORTH CAROLINA STREET – LOOKING NORTH

Existing Sidewalk



NORTH PROPERTY LINE – LOOKING WEST

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DETAIL SITE PLAN



Intersection of N. Carolina Street and S. Conception Street

NORTH CAROLINA STREET ROW – LOOKING EAST



NORTH CAROLINA STREET ROW – LOOKING NORTH

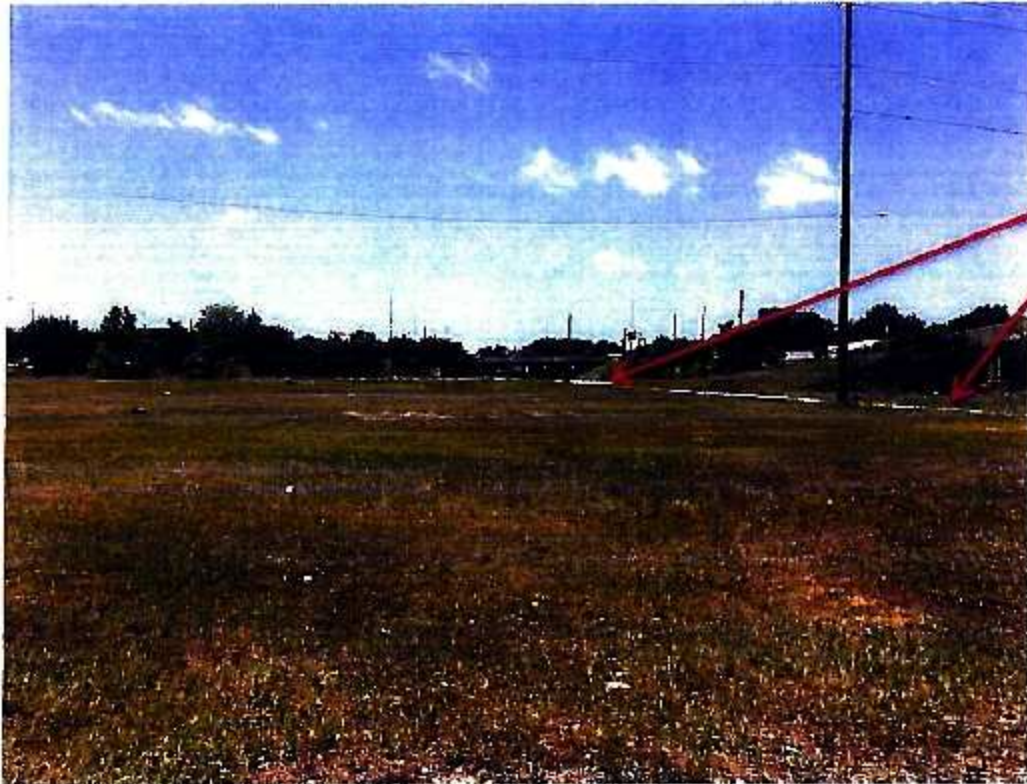
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DETAIL SITE PLAN



Existing Sidewalk

NORTH PROPERTY LINE – LOOKING WEST

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